



LSI
COMPANIES

OFFERING MEMORANDUM

6836 INTERNATIONAL CENTER

4,560± SQ. FT. STANDALONE PROFESSIONAL OFFICE SUITE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 6836 International Center Blvd.
Fort Myers, FL 33912

County: Lee

Property Type: Professional Office

Building Size: 4,560± Sq. Ft.

Zoning: International Center MPD (MPD)

Year Built: 2015

Construction: Concrete Block

STRAP Number: 19-45-25-26-00000.00C0

LEASE RATE:
\$19.00 PSF NNN
+ CAM: \$7.50 PSF

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SALES EXECUTIVES



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM

aburke@lsicompanies.com

o: (239) 489-4066 m: (563) 505-2197

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PROPERTY HIGHLIGHTS



- 4,560± Sq. Ft. standalone commercial office space
- Situated in the Plantation Professional Center, an upscale office park centrally located in Lee County
- Fully built out space, with:
 - 5 private offices, including
 - 2 oversized corner offices
 - Large open work space
 - Conference Room
 - Reception area
 - Break room
 - 5 restrooms
- Flexible allowable uses including medical/professional office, personal services, schools, day care, and more
- Well positioned in an established medical and professional services corridor
- Near Lee Health Sports Complex and Gulf Coast Hospital
- Easy access from Six Mile Cypress Parkway and Plantation Road
- Marquee signage on International Center Boulevard
- Ample parking

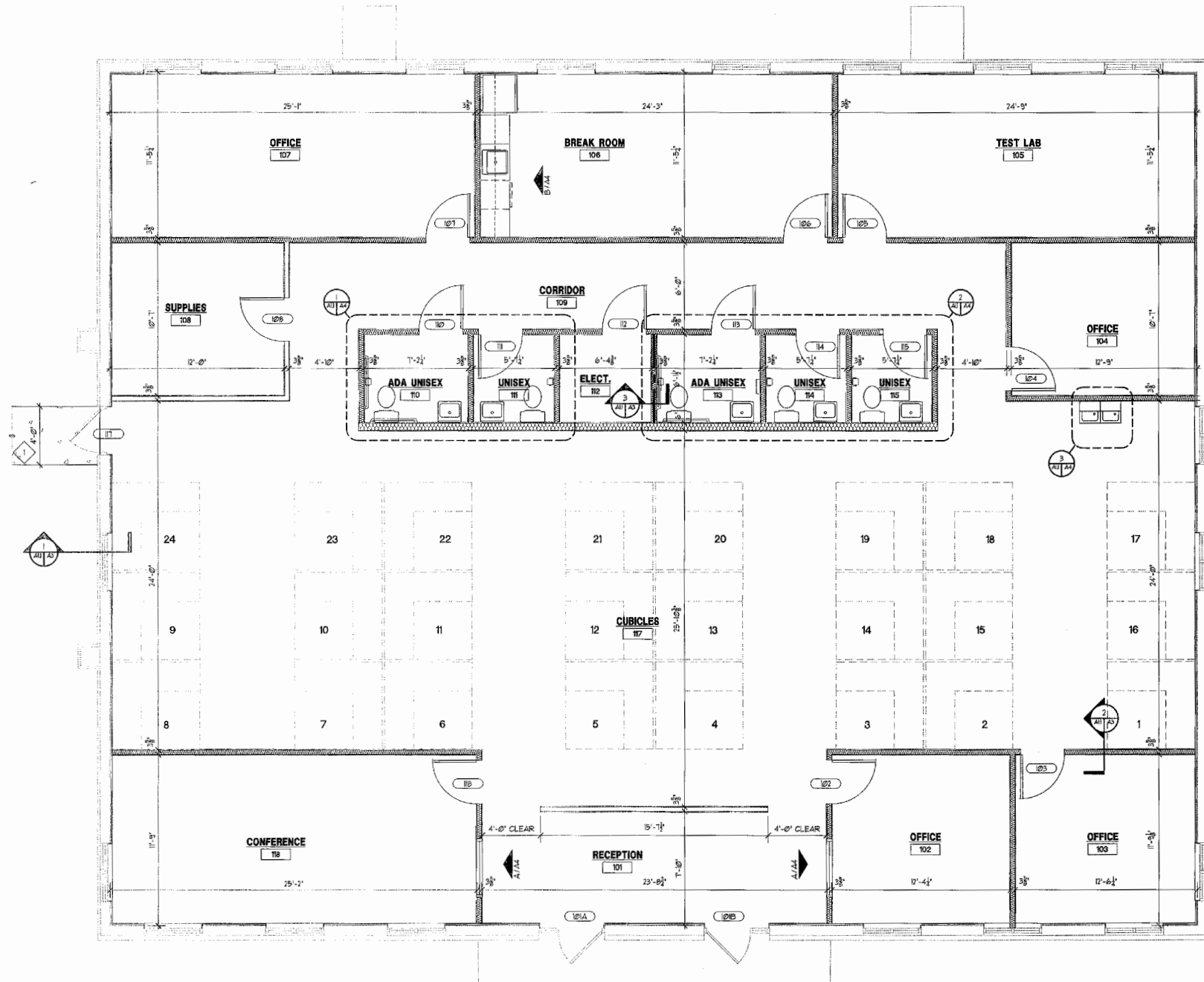
APPROVED USES



- Administrative Offices
- Banks and Financial Establishments
- Broadcast Studio, Commercial, Radio and Television
- Contractors and Builders
- Cultural Facilities
- Day Care Center, child and adult
- Funeral Home and Mortuary
- Hardware Store
- Health Care Facilities
- Hobby, Toy and Game Shops
- Insurance Companies
- Medical Office
- Package Store
- Paint, Glass and Wallpaper Store
- Personal Services
- Real Estate Sales Office
- Research and Development Laboratories
- Schools
- Social Services
- Specialty Retail Shops

*Please inquire for a full list of approved uses

FLOOR PLAN



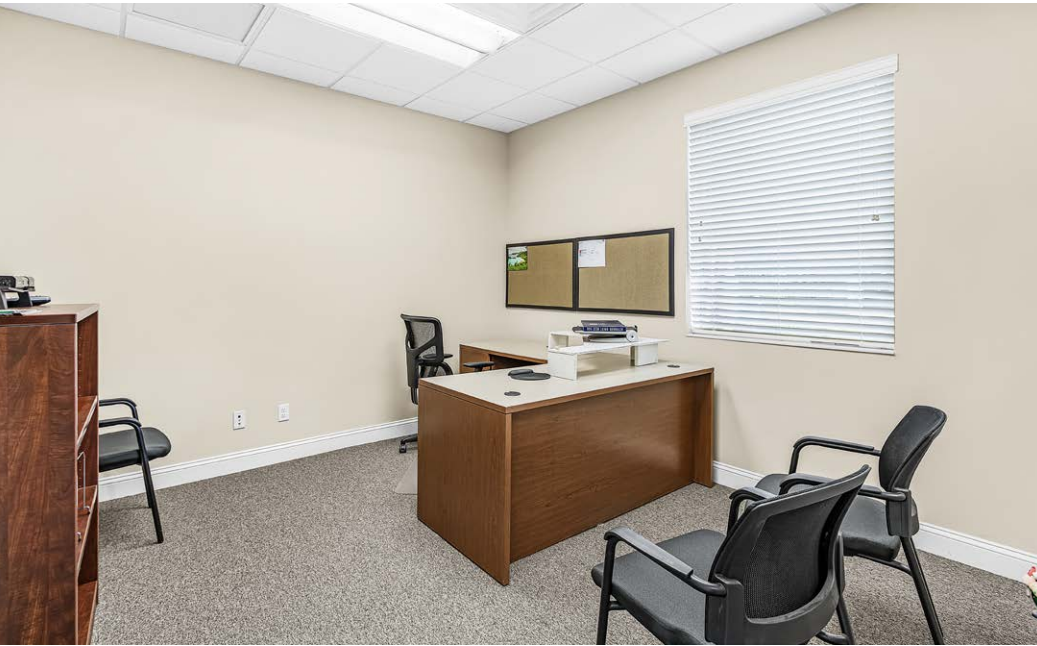
PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



DOWNTOWN FORT MYERS

LEE HEALTH
Gulf Coast Medical Center

LEE HEALTH | Encompass Health
Rehabilitation Hospital of Fort Myers

LEE HEALTH
INTERNAL MEDICINE

MILLENNIUM
PHYSICIAN GROUP
Your Connection to a Healthier Life

CUBESMART
self storage

METRO PKWY.
TROPICAL CAFE
SMOOTHIES

goodwill

DANIELS PKWY. - AADT 67,000±

Jersey Mike's Subs

Park Crest
at the lakes

INNOVATION
PREPARATORY ACADEMY
of SOUTH FORT MYERS

PLANTATION ROAD - AADT 8,100±

INTERNATIONAL CENTER BLVD.

Twins
SPRING TRAINING



PROPERTY AERIAL



DOWNTOWN
FORT MYERS

METRO PKWY.

tropical CAFE
SMOOTHIE



CUBESMART
self storage

MILLENNIUM
PHYSICIAN GROUP
Your Connection to a Healthier Life

DANIELS PKWY. - AADT 67,000±

Park Crest
at the lakes

PLANTATION ROAD - AADT 8,100±

INNOVATION
PREPARATORY ACADEMY
of SOUTH FORT MYERS



Urgent Vet

SIX MILE GYPRESS PKWY.

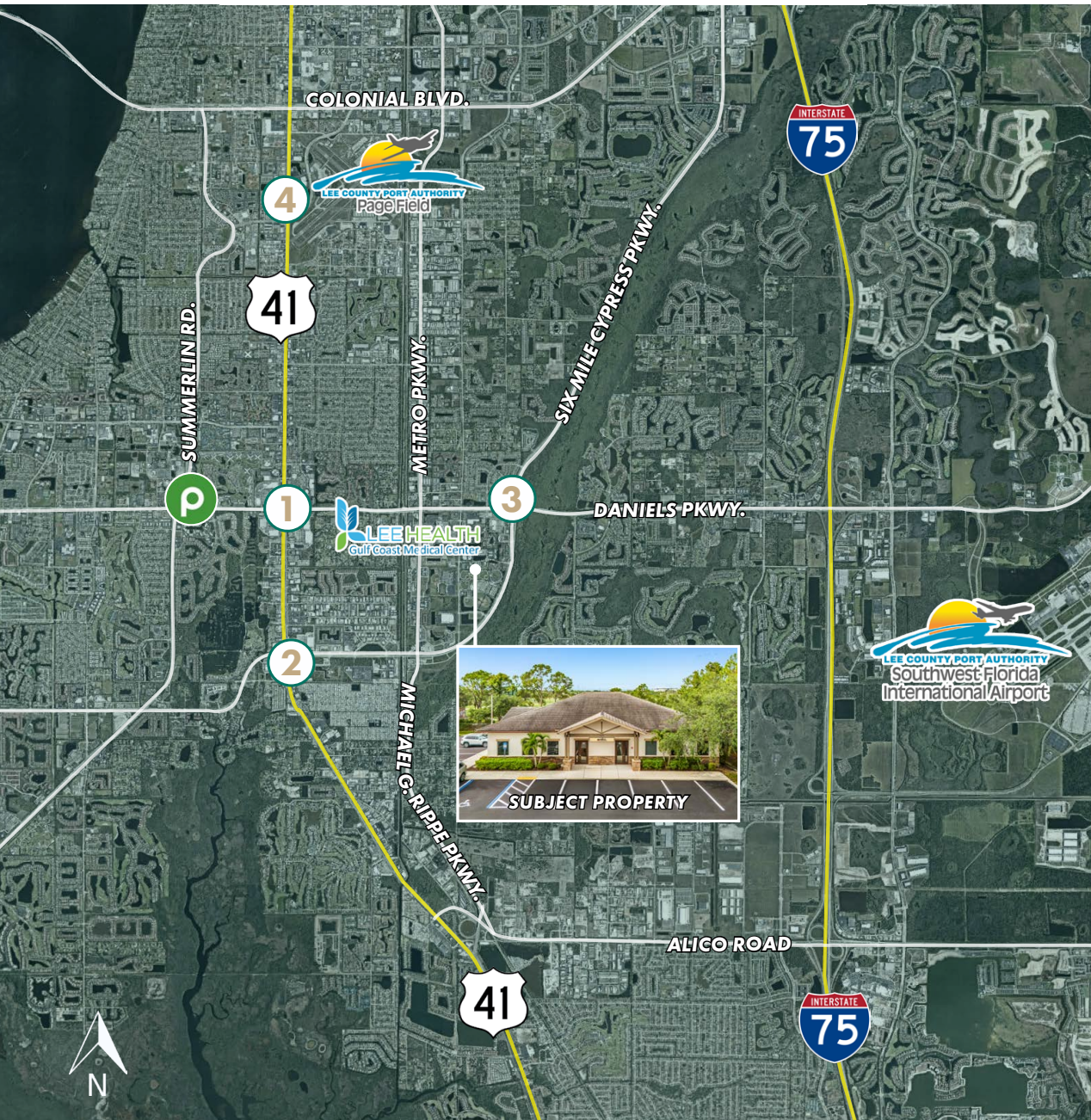
Publix

The UPS Store

INTERNATIONAL CENTER BLVD.



RETAIL MAP



1. BELL TOWER, CYPRESS TRACE, CYPRESS LAKES PLAZA



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



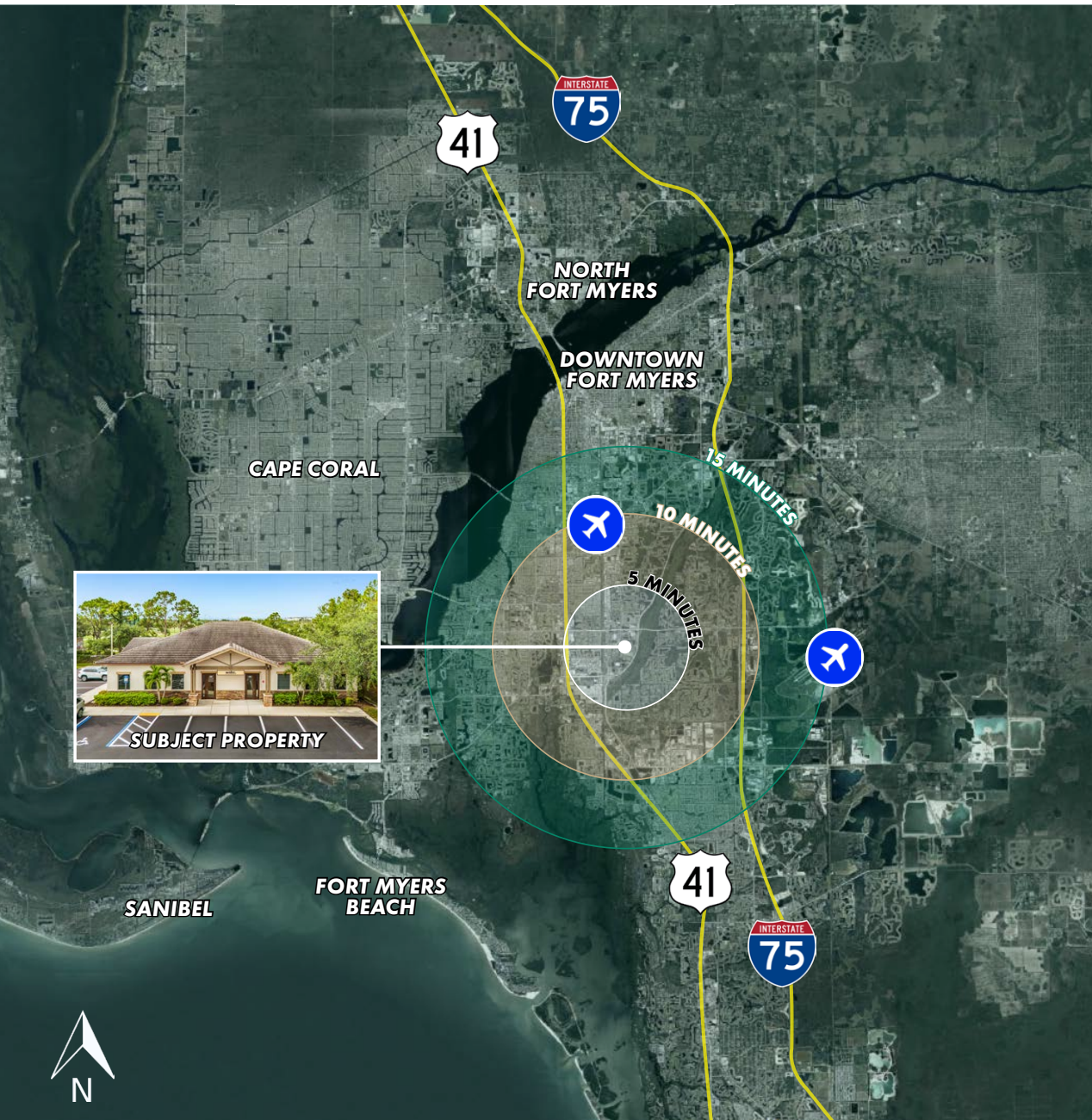
3. DANIELS CROSSING



4. PAGE FIELD COMMONS



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



3 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



5 MILE RADIUS

POPULATION



HOUSEHOLDS



MEDIAN INCOME



LOCATION HIGHLIGHTS

- 0.2 miles to Plantation Road
- 0.3 miles to 6 Mile Cypress Parkway
- 0.6 miles to Daniels Parkway
- 2.1 miles to US-41
- 3.5 miles to I-75
- 4.2 miles to Alico Road
- 4.3 miles to Colonial Boulevard
- 8 miles to Downtown Fort Myers
- 9 miles to SWFL International Airport (RSW)

An aerial photograph of a sports complex, likely a baseball field, with a large green field and surrounding buildings. The image is overlaid with a semi-transparent teal filter. The text 'LSI COMPANIES' and 'LSICOMPANIES.COM' is centered in the middle of the image.

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